

Preliminary Assessment Report

Project 6353883, 10525 3RD AVE NW

Assessment Completed: 3/7/2013

Project Description: Add one premanufactured double portable classroom building at Viewlands Elementary and occupy, per plan.

Primary Applicant: [Samuel Cameron](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

DPD Drainage Requirements

Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

DPD Land Use Requirements

Samantha C Updegrave, (206) 615-1892, samantha.updegrave@seattle.gov

DPD Preapplication Site Visit Requirements

Kathleen H Wilson, (206) 233-7932, Kathleen.Wilson@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Matthew Tabalno, matthew.tabalno@seattle.gov

Seattle Public Utilities Requirements

Jennyfer Jacobsen, (206) 684-8766, JacobsJS@seattle.gov

Water Availability

K Younge, (206) 684-5975, Karen.Younge@Seattle.Gov

Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- Overview of the permit application process: [5 Steps for a Successful DPD Application Submittal](#).
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#) Client Assistance Memos.
- [Detailed zoning information](#).
- [DPD's Checklists & Standards](#), designed to help you make sure your permit application is complete and ready for review.

Requirements

DPD Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: 3rd Ave NW & NW 105th St

Sanitary sewer main size: 8-inch & 10-inch diameters, respectively

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Ditch or culvert. via onsite drainage system

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Water Quality

No requirements

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 4-2011) is located at the following:
Other. N/A

DPD Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

3RD AVE NW

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

NW 105TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

NW 107TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

4TH AVE NW

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

5TH AVE NW

Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at

http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

The street abutting this lot will be required to be improved with a hard surfaced roadway at least 20' feet wide.

Other requirements: Paving required per SMC 23.54.015D2b(2), projects with reduced improvements. See notes below for possible Street Improvement Exception.

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Notes to Applicant

Street Improvement Exception may be possible for the 5th Ave NW right-of-way paving requirement due to mapped ECA per SMC 23.53.015D3a. If you want to pursue an exemption, please refer to CAM 205 for the application and submittal instructions. SEPA may be required due to ECA. If project is completely outside of ECAs and buffers, and no ECA is required, then the proposal is exempt.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Potential slide

Riparian management area

Fish and wildlife

Potential Impacts to Seattle Parks Property

Projects drains to or through parks or park boulevards.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

Show the following on the CSC/Post Construction Soil Amendment Plan:

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at

<http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

There are no trees in the project area. There is an existing drainage system on site. MCINTOR; Property is outside of ECA Steep Slope Areas and buffers. Treat as a non-ECA project.

Exemptions from ECA Ordinance

No impact; project will not impact the ECA and ECA buffers (see [SMC 25.09.045 D](#))

Modifications to ECA Submittal Requirements

- ECA Exemption Note: Proposal appears outside ECA Riparian Management Area. No ECA review required for ECA Riparian or Wildlife. Perkowski, Benjamin S Perkowski, (206) 684-0347, Ben.Perkowski@Seattle.gov

Standard Submittal Requirements for Projects in an ECA

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas

Seattle City Light Requirements

Street/Alley Requirements

3RD AVE NW

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along 3rd Ave NW.

Other requirements: The new portable will need to be served from or combined with the existing electrical service to the site per SCL's "one site-one service" requirement.

Notes to Applicant

Please contact your Electrical Service Representative well in advance for SCL-related electrical advice or consultation. Your Electrical Service Representative is: Karen Quaife, 206-684-4983, karen.quaife@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Roadway projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to DR GSI to MEF and DR Vol.3.

Stormwater Treatment

No requirements

Water Availability

Your water availability assessment has been waived.

Solid Waste

A Metro bus stop is fronting your property. An alternate location for pickup of your solid waste will be required. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).